

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Oct 28, 2021**

The Architectural Review Board met in regular session on Thurs, Oct 28, 2021 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Miozzi presided.

ROLL CALL

Present:

Mr. Carmen Miozzi, Chairman

Mr. Daniel Russell, Building Commissioner

Mr. Steve Varelmann, Chairman Pro Tem

Ms. Deborah Garbo, Secretary

Dr. Jim Triner

Mr. Matt Phillips

Absent:

Mr. Tom Lawler

Consideration of Meeting Minutes: **Oct 14, 2021**

Dr. Triner, seconded by Mr. Phillips made a motion to approve the minutes of Oct 14, 2021.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Phillips

Abstain: Mr. Varelmann, Dr. Triner

Nays: None

Motion Carried

Minutes Approved as Written.

PROPOSALS

1. Montebello Subdivision
Skoda Construction, Inc
Meld Architects, Inc
 - a) New Single Family Dwelling
Skoda Construction, Inc
6490 S. Cobblestone Rd.
PP # 831-10-082 **S/L # 30**
(Tabled 9/23/21)
 - b) New Single Family Dwelling
Skoda Construction, Inc
6458 S. Cobblestone Rd.
PP # 831-10-079 **S/L # 25**

OPEN PORTION

**Skoda Construction, Inc
New Single Family Dwelling
6458 S. Cobblestone Rd.
S/L #25**

Chairman Miozzi called the meeting to order. We're going to begin with the second agenda item first, New Single Family Dwelling, Skoda Construction, for Sublot #25.

Chris Skoda stated, this is a new model, you haven't seen this one yet. The theme of the house is still the same as the rest of the neighborhood with the metal roof element and board & batten on the front. This is a two-story model. You received a color scheme of the neighboring houses just to give you an orientation of what's next door to compare with this.

Sample Materials

<u>Cultured Stone:</u>	Palisades Villa LedgeStone
<u>Asphalt Roof Shingles:</u>	Moire Black
<u>Accent Metal Roof:</u>	Black
<u>Window Color:</u>	White
<u>Gutters/Downspouts:</u>	Black
<u>Vinyl Siding 1:</u>	Glacier White Board & Batten Front Elevation
<u>Vinyl Siding 2:</u>	Glacier White Dbl 5" Lap Siding Sides & Rear
<u>Trim & Soffits:</u>	White

Chris Skoda said, they haven't picked a color for the front door yet.

Chairman Miozzi asked, any design questions or comments? There were none.

DECISION

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the New Single Family Dwelling for Skoda Construction, Inc at 6458 S. Cobblestone Rd. S/L #25 as proposed.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Phillips

Nays: None

Motion Carried

Drawings approved.

**Skoda Construction, Inc
New Single Family Dwelling
6490 S. Cobblestone Rd.
S/L #30**

Chris Skoda stated, I wasn't here at the last meeting. I understand there was an issue with the orientation of the house. It hasn't changed. We prepared something to give you a better view of

what that'll actually look like, since it sits on a corner. Some thoughts were they want this house here to face the street. In our original plan of this neighborhood, as it went through the approval of Council and everything, that house never faced the street, it was always right where it was, the duplex that way. The feeling that the owner has is because this walking path is there, if we were to have to shift this house around, this bedroom window would be 10' from that path.

Chairman Miozzi stated, we didn't have this drawing before. We didn't know you were doing duplexes. The biggest issue was the front of that house would have been facing the side of the other one.

Chris Skoda stated, it faces the sidewalk, street. Hopefully this helps to understand the orientation a little bit better. This house is not behind that house, you're not stepping out of the house and looking into the side of the other one.

Chairman Miozzi asked, the property line of Sublots 31 & 30, are those going right down the middle of those duplexes?

Chris Skoda replied, right down the center. We may at some point and it's not decided yet, we may at some point re-plat this, take one unit out where a single family is over there, but I'm not guaranteeing that.

Chairman Miozzi said, I think it should be written that, that front of that house whether it now become a single family is still going to be oriented like that where it's not protruding further than the side of that house which you have drawn.

Chris Skoda asked, you're saying don't turn this house?

Chairman Miozzi replied, correct.

Chris Skoda said, I don't think it was ever intended to be turned.

Chairman Miozzi said, I didn't even know until today that you're allowing up to 10 duplexes, townhomes in there.

Mr. Phillips asked, just anywhere in the development?

Chris Skoda replied no, they're already designated. Lots 1 through 8 are designated as duplexes and then there's 2 of them on this back side.

Chairman Miozzi said, I was under the assumption that the whole development was single family homes.

Chris Skoda said, sure. When we started out, we were going to do more duplexes because we had a density of 60. But then the feedback we were getting from customers was they wanted single family houses. So we dropped the density down to 52. We still had to keep some, it made sense

for the development money wise. Now, if sales continue the way they're going, we're more apt to talk about it, it's not a guarantee so I'm not promising, but we're more apt to talk about we may just get rid of those duplexes and lose a unit on this side and just have 3 instead of 4. That's something for a future conversation, but I'm not promising it.

Chairman Miozzi states, I'm just voicing my opinion. As it looks right now, I'm not opposed to that since the houses are like that. But if you ended up consolidating that one lot, I'm saying I would never approve that that one come forward of that other house.

Mr. Phillips stated, at the last meeting it seemed like S/L #31 & 32 was more in line with the road, it was presented that way.

Chris Skoda said, again, these may turn into 3 singles instead of 4 units in duplexes, but we're not there yet.

Chairman Miozzi states, I'd like it to be in the minutes that my vote would be not to approve anything that comes in front of that other house, whether it be a single family or a duplex, if it starts turning that corner, it's not going to give you that look that's being represented to us today.

Chris Skoda replied yes, we wouldn't want to build anything in front of that house, I don't see that being an issue. Again, that puts those bedrooms right next to the path and nobody wants that.

Mr. Varelmann asked, is that path already in?

Chris Skoda replied, yes.

Mr. Varelmann asked, was it existing before this development?

Chris Skoda replied, no. It was always planned to be part of the Development, it was in our Development Agreement with the Village.

Mr. Varelmann said, the path comes around here, and what's the intention of this space here?

Chris Skoda replied, it's scheduled for a Tennis Court, this is open for a public area, it's not going to be another house there.

Mr. Varelmann asked, can we talk about the driveway angle, the access in and out of the garage and the driveway being at an angle like that.

Chairman Miozzi replied, I would assume that's up to the person buying the house.

Mr. Varelmann states, access in and out is going to take some getting used to.

Mr. Phillips asked, so those lots never got smaller when you consolidated that other one?

Chris Skoda replied, no. Everything happened up this way.

Chairman Miozzi asked, so you were always probably planning to have those houses kind of like that originally, because you wouldn't have gotten two houses on S/L 31 & 32.

Chris Skoda replied, the original submission when the Development was done, is exactly this way, the plat line didn't change. What ended up happening was some of these lots were too wide and we had one up the top that wasn't wide enough to put the bigger model on, so we moved everything a foot to help out the one lot that was a little skinny.

Mr. Varelmann asked, is S/L #29 already built?

Chris Skoda replied, it's starting next week. This is the Father/Son family thing, 29 & 30.

Mr. Varelmann asked, do the rest of the houses go in this direction to line up with this setback?

Chris Skoda replied, yes. This is the line here as it comes around, so the garage is touching that setback line and then it continues. Everything on that street is all the same setback line. We're talking about down here at this corner and your question is, do these all line up and they do.

Mr. Varelmann asked, is your intention to build this Development showing there will be no curve there or curve here, it's going to be a hard angle out that drive?

Chris Skoda replied, this isn't the final site plan for review, I think on the site plan it's probably not going to be exactly that, but we do have to come straight out of the garage with an incidental turn, but we have some flexibility, it could be softened not to make such a sharp turn.

Mr. Varelmann stated, that's going to be cumbersome the way you have it shown.

Dr. Triner said, the bedrooms are still along the bike path.

Chris Skoda replied, if you turn this house, you're not even going to fit it in the buildable area. Even if you turn just part of it, that bedroom's going to be right here, 10' off. This gives us a lot more side yard over here.

Mr. Varelmann asked, have you thought about mediating that issue with landscaping to soften that?

Chris Skoda replied, we just put \$40,000.00 of trees in off the cul-de-sac in here where MARS' mound comes up, we just planted both sides of this and filled in a lot of that with 14' pines. I'll go back to, this is what the guy who is buying the lot wants to build.

Chairman Miozzi said, it's definitely different than what we assumed what was going to happen with S/L 31 & 32.

Chris Skoda said, sure. I want this to be a beautiful neighborhood too, I still have to sell the rest of it. I'm not trying to shoehorn something in that's going to make it look bad, I think that looks very attractive.

Chairman Miozzi asked, any further questions?

Mr. Varelmann asked for review on sheet "Precedent from similar residential developments in Mayfield Village".

Chris Skoda stated, these are design examples of where we saw this repeated in the Village. Example is SOM Court's design that was approved, not that it was this Board, but in order to get their 3 units in here, he's not oriented to the circle anymore. These all could be interpreted differently. This is just to give you examples of how it's in the Village already, it's not like it's anything new.

Mr. Varelmann said, I think the closest example is at SOM Court. These other ones aren't really a Development to what you're showing. SOM Court homes are not exactly tangent, but it's closer to tangent than what you're showing. What you're showing is not tangent to the circle.

Ed Parker with Meld Architects stated, they allowed a further setback which allowed them to squeeze extra units into that Development.

Chris Skoda said, it is what it is, but this is what we're proposing and we're trying not to put a building in front of a building.

Mr. Varelmann stated, I don't have as much reservation with this as I do with your driveway configuration, there's no real turnaround. When you pull in your garage, you can't turn around and pull straight out, demonstrating on the site plan.

Chris Skoda replied, this is more of a model on how the house is going to sit, the driveway has to be in here somewhere. We'll be submitting approval to Engineering and Building Dept. We can adjust the driveways, it's not the end of the world. I don't think this is made to represent that that's going to be exactly what that drive looks like. We have rules to follow on what we're allowed to do.

Chairman Miozzi said, I've never had a driveway issue come up in front of the Board. Dan, it'll be on the plan what's allowed when submitted to you for approval, correct?

Mr. Russell replied, yes. There's a driveway stipulation of 16' wide, maximum width and 3' off the property line.

Chris Skoda stated, our intention is not to build a driveway that you can't use obviously.

Mr. Varelmann said, I wouldn't want to see cars have to drive on the lawn to make that turn out of the driveway.

Chris Skoda said, when we submit our site plan, it'll be everything we can do that's allowed. I'm not trying to save a buck on driveway cost. This will be adjusted to what we're allowed to do.

Chris Skoda holds up material samples;

Sample Materials

<u>Cultured Stone:</u>	Aspen LedgeStone
<u>Asphalt Roof Shingles:</u>	Pewter
<u>Accent Metal Roof:</u>	Black
<u>Window Color:</u>	White
<u>Gutters/Downspouts:</u>	White
<u>Vinyl Siding 1:</u>	Platinum Gray 5" Clapboard
<u>Vinyl Siding 2:</u>	Platinum Gray Vertical Board & Batten
<u>Trim & Soffits:</u>	White

Chairman Miozzi asked, any further questions or comments? There were none.

DECISION

Mr. Varelmann, seconded by Mr. Phillips made a motion to approve the New Single Family Dwelling for Skoda Construction, Inc at 6490 S. Cobblestone Rd. S/L #30 as proposed.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Phillips

Nays: None

Motion Carried

Drawings approved.

ADJOURNMENT

There being no further business, Mr. Miozzi, seconded by Mr. Russell made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:25 p.m.

Chairman

Secretary